

**AGENDA**  
**ELKHART CITY BOARD OF ZONING APPEALS**  
**THURSDAY, MAY 8, 2025 AT 6:00 P.M.**  
**COUNCIL CHAMBERS – MUNICIPAL BUILDING**

**THIS MEETING WILL ALSO BE HELD ELECTRONICALLY VIA WEBEX.**

This meeting can also be accessed via WebEx. To join, go to <http://coei.webex.com>, enter **2318 580 8583** as the meeting number and “**BZA2025**” as the password. Attendees may preregister or enter during the meeting. Comments and questions may be submitted via the WebEx app during the meeting, or may be submitted to [hugo.roblesmadrigal@coei.org](mailto:hugo.roblesmadrigal@coei.org) prior to the meeting.

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES MARCH 13, 2025**
4. **APPROVAL OF PROOFS OF PUBLICATION**

5. **NEW BUSINESS**

**25-UV-05 PETITIONER IS HAND AND HEALTH LLC**  
**PROPERTY IS LOCATED AT 154 WEST HIVELY AVENUE**

To vary from Section 12.2, Permitted Uses in the B-2, Community Business District to allow for four (4) efficiency dwelling units for visiting medical staff.

**25-UV-06 PETITIONER IS JDBM LLC**  
**PROPERTY IS LOCATED AT 4650 CHESTER DRIVE**

To vary from Section 20.2, Permitted Uses to allow for the property to be used as a gymnastics school.

**25-BZA-09 PETITIONER IS RICHARD BEST**  
**PROPERTY IS LOCATED AT 3441 SOUTH MAIN STREET**

To vary from Sign Regulations, General Location Standards, Section 26.10.D. Table 1, which limits the sign area to 50 square feet, to allow for a new free standing sign that is 55.4 square feet, a variance of 5.4 square feet. To vary from Sign Regulations, Area and Height of Sign for All Districts, Table 2, which limits the free standing sign height to eight and one half (8.5) feet, to allow for the same free standing sign to be sixteen and three tenths (16.3) feet, a variance of seven and eight tenths (7.8) feet. To also vary from Section 26.10.D.4.d, Sign Regulations, General Location Standards which requires free standing signs to be centered on the property or if not possible, to be at least twenty (20) feet from the side property line, to allow the same free standing sign to be fourteen (14) feet from the side property line, a variance of six (6) feet.

**25-BZA-10 PETITIONER IS 1127 MILES AVE LLC**  
**PROPERTY IS LOCATED AT 1147 NORTH MICHIGAN STREET**

To vary from Section 26.4.A.6, Fence Requirements, General Provisions-All Districts, that states in part ‘No fences, other than split rail, wrought iron or open picket fences not to exceed four (4) feet in height, shall be permitted in any front or corner side yard’, to allow for a wrought iron style fence in the front and corner side yard, a variance of three (3) feet.

**25-X-03 PETITIONER IS SWS HOLDINGS LLC**  
**PROPERTY IS LOCATED AT 3130 NORTHVIEW DRIVE**

Per Section 13.3, Special Exception Uses (12.3.F), to allow for a tattoo studio within the business at 3130 Northview Drive.

**25-X-04 PETITIONER IS MOUNT NORTH CAPITAL 2**  
**PROPERTY IS LOCATED AT 112 SOUTH SECOND STREET**

A Special Exception per Section 15.3, Special Exception Uses in the CBD, Central Business District, to allow for a Meeting Hall/Banquet Facility

6. **ADJOURNMENT**

**PLEASE REMEMBER TO USE THE MICROPHONE WHEN SPEAKING.**  
**ERRORS IN THE MINUTES MAY RESULT FROM INAUDIBLE VOICES.**